

**TOWN OF DAVIE  
TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101  
Prepared by: Roberta Moore, Planner I

**SUBJECT:** Ordinance 1st Reading/Quasi-judicial, ZB 3-3-03 Sheridan House, Inc.,  
1700 Flamingo Road, Generally located at the southeast corner of  
Flamingo Road and SW 14 Street.

**AFFECTED DISTRICT:** District 3

**TITLE OF AGENDA ITEM:** AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA,  
APPROVING REZONING PETITION ZB 3-3-03, CHANGING THE CLASSIFICATION OF  
CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM AG, AGRICULTURAL DISTRICT  
TO CF, COMMUNITY FACILITIES; AMENDING THE TOWN ZONING MAP TO COMPLY  
THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE  
DATE

**REPORT IN BRIEF:** The petitioner requests to rezone the 57.186 acre subject site **FROM:** AG,  
Agricultural District **TO:** CF, Community Facilities. The proposed use, a residential facility  
consisting of single family homes, multi-family dwelling units, and related accessory non-  
residential uses, requires a CF, Community Facilities zoning classification. A conceptual site  
plan was submitted with the application which must be adhered to by any subsequent  
development.

Sheridan House has agreed to voluntarily deed restrict the property to the use and the number  
of units proposed during this process for further solidification of the intent of their request.  
Any such deed restriction would run with the land and require approval by Town Council if  
changes to the original intent for the site, Sheridan House, were contemplated.

The petitioner currently has a special permit application, SE 1-1-03, being processed  
concurrently with this rezoning application. There is a site plan application and a plat  
application currently in review to the Planning and Zoning Division.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** At the May 14, 2003 Planning and Zoning Board meeting, Vice-Chair  
Bender made a motion, seconded by Ms. Turin, to table to May 28, 2003 to allow the  
applicant time to meet with residents. (Motion carried 4-0, Mr. Waitkus absent).

At the May 28, 2003 Planning and Zoning Board meeting, Ms. Lee made a motion,  
seconded by Ms. Turin, to table to June 25, 2003. (Motion carried 5-0).

At the June 25, 2003 Planning and Zoning Board meeting, Mr. McLaughlin made a motion,  
seconded by Ms. Turin, to deny. (Motion carried 3-2).

**FISCAL IMPACT:** None

**RECOMMENDATION(S):** Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

**Attachment(s):** Ordinance, Planning Report, Justification, Survey, Letters of Support, Land Use Map, Zoning and Aerial Map

ORDINANCE \_\_\_\_\_

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING REZONING PETITION ZB 3-3-03, CHANGING THE CLASSIFICATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM AG, AGRICULTURAL DISTRICT TO CF, COMMUNITY FACILITIES; AMENDING THE TOWN ZONING MAP TO COMPLY THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Davie authorized the publication of a notice of a public hearing as required by law, that the classification of certain lands within the Town be changed from AG, Agricultural District to CF, Community Facilities;

WHEREAS, said notice was given and publication made as required by law, and a public hearing there under was held on the date of the adoption of this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE FLORIDA:

SECTION 1. That the property herein after described be and the same is hereby rezoned and changed from AG, Agricultural District to CF, Community Facilities;

a. The subject property is described in Exhibit "A", which is attached hereto and made a part hereof;

SECTION 2. That the zoning map heretofore adopted by the Town Council be and the same is hereby amended to show the property described in Section 1, herein, as CF, Community Facilities;

SECTION 3. The Town agrees that if Sheridan House, Inc. chooses not to utilize the site for Sheridan House Ministries, as represented to Town Council, the parcel will be rezoned back to AG, Agricultural District by the Town of Davie. Upon approval of the rezoning back to AG, the Town of Davie shall consent, as necessary, to release the deed restriction;

SECTION 4. This rezoning shall run concurrently with the Special Permit (SE 1-1-03) approval for Sheridan House, Inc. Any change in ownership shall render the Special Permit and the use null and void, as stated in Section 12-308 (2)(b) of the Town of Davie Land Development Code;

SECTION 5. The density is permitted as approved by the plat and the Site Plan (SP 5-1-03). There shall be no more than 164 beds allowed on the site. This shall include the following:

|                  | <u>Children</u> | <u>Adults / Staff</u> | <u>Total</u> |
|------------------|-----------------|-----------------------|--------------|
| Boys Homes       | 45              | 10                    | 55           |
| Girls Homes      | 18              | 6                     | 24           |
| Villas           | 50              | 25                    | 75           |
| Staff Residences | 6               | 4                     | 10           |

SECTION 6. The property owner voluntarily agrees, through a deed restriction, that the parcel shall be restricted to a residential facility for the Sheridan House Ministries;

a. The deed restriction is described in Exhibit "B", which is attached hereto and made a part hereof;

SECTION 3.7. All Ordinances or parts of Ordinances in conflict herewith are to the extent of such conflict hereby repealed;

SECTION 4.8. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance;

SECTION 5.9. This Ordinance shall take effect immediately upon its passage and adoption.

PASSED ON FIRST READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003.

PASSED ON SECOND READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003.

ATTEST:

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003.

**Revisions:** 5/20/03; 6/10/03; 6/23/03;  
6/26/03

**Original Report Date:** 5/2/03

**TOWN OF DAVIE**  
**Development Services Department**  
**Planning and Zoning Division Staff**  
**Report and Recommendation**

## Applicant Information

**Owner:**

**Name:** Sheridan House, Inc.

**Address:** 4200 SW 54 Court

**City:** Fort Lauderdale, Florida 33314

**Phone:** (954) 583-1552

**Agent:**

**Name:** Miller, Legg & Associates

**Address:** 1800 N. Douglas Road, Suite 200

**City:** Pembroke Pines, Florida 33024

**Phone:** (954) 436-7000

## Background Information

**Date of Notification:** May 6, 2003  
June 11, 2003

**Number of Notifications:** 63 (500 foot radius)  
162 (1,000 foot radius)

**Application History:** The application was tabled at the May 14, 2003 and the May 28, 2003 Planning and Zoning Board meeting.

**Application Request:** Rezone the 57.186 acres subject site **FROM:** AG, Agricultural District; **TO:** CF, Community Facilities.

**Address/Location:** 1700 Flamingo Road/Generally located at the southeast corner of Flamingo Road and SW 14 Street.

**Future Land Use Plan Designation:** Residential (1 DU/AC)

**Zoning:** AG, Agricultural District

**Existing Use:** Vacant

**Proposed Use:** Residential facility that would consist of single family homes, multi-family dwelling units, and related accessory non-residential uses such as offices and a multipurpose room.

**Parcel Size:** 57.186 acres (2,491,022.16 square feet)

| <b><u>Surrounding Uses:</u></b>                                   | <b><u>Surrounding Land Use Plan Designation:</u></b> |
|---|--|
| <b>North:</b> Christian Fellowship Church, and a vacant parcel    | Residential (5 DU/ AC)                               |
| <b>South:</b> Vacant  | Residential (1 DU/ AC)                               |
| <b>East:</b> Vacant, <u>Old Bridge Run</u> , Little Country Acres | Residential (1 DU/ AC)                               |
| <b>West:</b> Vacant, <u>and Calvary Chapel Church</u>             | Residential (1 DU/ AC)                               |

#### **Surrounding Zoning:**

|               |  |
|---------------|--|
| <b>North:</b> | CF, Community Facilities and R-5, Low Medium Density Dwelling District                         |
| <b>South:</b> | AG, Agricultural District  |
| <b>East:</b>  | A-1, Agricultural District and R-1, Estate Dwelling District, <u>AG, Agricultural District</u> |
| <b>West:</b>  | AG, Agricultural District and A-1, Agricultural District, <u>CF, Community Facilities</u>      |

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### **Zoning History**

**Related Zoning History:** None

**Previous Request on same property:** There is currently a special permit application, SE 1-1-03, being processed concurrently with this rezoning application to allow for a residential facility consisting of single family homes, multi-family dwelling units, and related accessory non-residential uses such as offices and a multipurpose room. There is currently a site plan application and a plat application in review to the Planning and Zoning Division.

On March 24, 2003 Town Council approved Resolution (R-2003-66) for a waiver to the scenic corridor requirements. This waiver was requested due to the location of a wetland mitigation site on the property.

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### **Application Details**

The petitioner has requested to rezone the 2,491,022.16 square feet (57.186 acres) subject site from: AG, Agricultural District; to: CF, Community Facilities. The proposed use, a residential facility consisting of single family homes, multi-family dwelling units, and related accessory non-residential uses, requires a CF, Community Facilities zoning classification.

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### **Applicable Codes and Ordinances**

Section 12-307 of the Land Development Code, review for rezonings.

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### **Comprehensive Plan Considerations**

**Planning Area:** The subject property falls within Planning Area 2. Planning area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 100.

**Applicable Goals, Objectives & Policies:** *Future Land Use Plan, Objective 14: Land Use Compatibility and Community Appearance, Policy 17-2: No property within the Town shall be rezoned to a zoning district that is not in compliance with the Town of Davie Future Land Use Plan.*

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### **Findings of Fact**

#### **Review for Rezonings:**

#### **Section 12-308(A)(1):**

- (i) The proposed change is not contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;

*The land use is R-1, Residential 1 du/ac and the CF zoning district is a permitted zoning district within the R-1 Land Use.*

- (ii) The proposed change will not create an isolated zoning district unrelated and incompatible with adjacent and nearby districts;

*The surrounding uses consist of CF, Community Facilities and R-5, Low Medium Density Dwelling District to the north, AG, Agricultural District to the south, A-1, Agricultural District, R-1, Estate Dwelling District and AG, Agricultural District to the east, and AG, Agricultural District, A-1, Agricultural District and CF, Community Facilities to the west. As such, the request to CF is compatible with the CF, Community Facilities district to the north and to the west.*

- (iii) Existing zoning district boundaries are logically drawn in relation to existing conditions on the property proposed for change;

*To the north is the Christian Fellowship Church and a vacant parcel, to the east is vacant parcels and single family residential dwellings (1 du/ac), to the south is vacant parcels, and to the west is vacant parcels and the Calvary Chapel Church.*

- (iv) The proposed change will not adversely affect living conditions in the neighborhood;

*The proposed zoning district would allow for a residential facility and the surroundings parcels are residential dwellings, vacant property and houses of worship.*

- (v) The proposed change will create or excessively increase automobile and vehicular traffic congestion above that which would be anticipated with permitted intensities or densities of the underlying land use plan designation, or otherwise affect public safety;

*Based upon the trips run performed by Broward County, the proposed use will generate more trips per peak hour than if the property was developed with single-family homes.*

- (vi) The proposed change will not adversely affect other property values;

*The rezoning would not affect adjacent property values as the proposed zoning district is compatible with the surrounding zoning districts.*

- (vii) The proposed change will not be a deterrent to the improvement or development of other property in accord with existing regulations;

*Development of the subject site will not deter development or improvement of adjacent parcels.*

- (viii) The proposed change will not constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public.

*This request is a privilege that can be afforded to any owner that has a parcel that meets the Land Development Code's minimum requirements to achieve the zoning classification.*

- (ix) There are not substantial reasons why the property cannot be used in accord with existing zoning.

*The property can be developed utilizing the AG, Agricultural District.*

- (x) The proposed zoning designation may not be the most appropriate designation to enhance the Town's tax base given the site location relative to the pattern of land use designations established on the future land use plan map, appropriate land use planning practice, and comprehensive plan policies directing land use location.

*The proposed zoning designation is consistent with the Future Land Use Plan Map, adjacent to an arterial roadway, but the use would be exempt from property taxes and, as such, would not enhance the Town's tax base.*

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### **Staff Analysis**

The purpose of this rezoning request is to allow development of the 57.186 acres subject site.

The request to rezone from AG, Agricultural District to CF was requested by Town staff due to the combination of uses, including office use, which is not allowed in the AG zoning district.

Since the rezoning process is a public hearing process that officially changes the property in question based upon the type of use planned for the site, by rezoning from AG, Agriculture to CF, Community Facilities, the applicant provides the Town a conceptual plan which must be adhered to by any subsequent development. Sheridan House may then, voluntarily deed restrict the property to the use and the number of units proposed during this process for



further solidification of the intent of their request. Any such deed restrictions would run with the land and require approval by Town Council if changes to the original intent for the site, Sheridan House, were contemplated.

With this in mind, the request to rezone to CF would provide the Town of Davie additional assurances that the property would be used in accordance with all applicable rules and regulations.

The request is not in conflict with the Comprehensive Plan or any element thereof. The petitioner currently has a special permit application, SE 1-1-03, being processed concurrently with this rezoning application to allow for a residential facility consisting of single family homes, multi-family dwelling units, and related accessory non-residential uses such as offices and a multipurpose room. There is also currently a site plan application and a plat application in review to the Planning and Zoning Division. The proposed use can be considered to be in harmony with the general intent and purpose of the code, and will not be detrimental to the public welfare.

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### **Staff Recommendation**

Staff finds the subject application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration.

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### **Planning & Zoning Board Recommendation**

At the May 14, 2003 Planning and Zoning Board meeting, Vice-Chair Bender made a motion, seconded by Ms. Turin, to table to May 28, 2003 to allow the applicant time to meet with residents. (Motion carried 4-0, Mr. Waitkus absent).

At the May 28, 2003 Planning and Zoning Board meeting, Ms. Lee made a motion, seconded by Ms. Turin, to table to June 25, 2003. (Motion carried 5-0).

At the June 25, 2003 Planning and Zoning Board meeting, Mr. McLaughlin made a motion, seconded by Ms. Turin, to deny. (Motion carried 3-2)

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### **Exhibits**

1. Justification
2. Survey
3. Letters from the public
4. Land Use Map
5. Zoning and Aerial Map
6. Conceptual Site Plan

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

**Supplemental Data for the Rezoning Application for Sheridan House Plat #3**  
**Property**

Folio Number: 504013010220

**Rezoning Request:** Rezone from AG to Community Facility (CF)

**Reason for Request:** The change from AG to CF is to allow the proposed residential and non-residential accessory uses listed below. The entire property will be of a residential nature with an emphasis on open space (see proposed master plan, attached). The uses are for Sheridan House Family Ministries, Inc. (a not-for-profit organization).

**RESIDENTIAL USES:**

1 Special Residential Facility Category (2) consisting of 30 sleeping rooms (15 dwelling unit equivalents)

1 Special Residential Facility Category (2) consisting of 18 sleeping rooms (9 dwelling unit equivalents)

2 accessory single family dwelling units

15 apartment units

20 villa units

**NON RESIDENTIAL ACCESSORY USES:**

|                        |                    |
|------------------------|--------------------|
| Administration Office: | 15,000 square feet |
| Counseling Center      | 5,000 square feet  |
| Day Care Center        | 10,000 square feet |
| Maintenance Building   | 4,000 square feet  |
| Multi-purpose Building | 10,000 square feet |

The residential uses are defined further, below:

- Five single family homes for the boys program (consisting of 30 total sleeping rooms/15 dwelling units). Each home would house up to ten boys and one set of house-parents employed by the non-profit organization.
- Three single family homes for the girls program (consisting of 18 sleeping rooms/9 dwelling units). Each home would house up to eight girls and one set of house-parents employed by the non-profit organization.
- Five villas containing four units each for single moms and their children on a temporary basis. Some of the villa units will also serve a secondary purpose of providing off-duty residence for the house-parents of the boys and girls residential program.

- Three two-story apartment buildings containing five-units each for single moms and their children on a temporary basis. Each building would also contain an office for a social worker.
- Two single family homes for staff members whose job descriptions makes it mandatory for them to reside on-site with their families, such as a Residential Director, Director of the Boys Residential Program, Property Manager, etc.

The Town of Davie requires specific criteria to be reviewed for all rezoning requests. The following questions are provided on the rezoning application and are answered below:

1. *Whether or not the proposed change is contrary to the adopted comprehensive plan, as amended, or any element or portion thereof:*

The Comprehensive Plan/Land Use Plan permits a density of 1 du/ac on this property. The proposed uses, listed above, are consistent with this density restriction and are best suited for the Commercial Facility zoning district.

2. *Whether or not the proposed change would create an isolated zoning district unrelated and incompatible with adjacent and nearby districts:*

No, it will not. The Sheridan House concept is residential in nature. There are two existing facilities that are located in residential areas in Broward County, one of them being rural Southwest Ranches, and they are very compatible with the surrounding residential neighborhoods. In fact, letters from the surrounding property owners of the two existing facilities and this subject site were collected during the due diligence period, before Sheridan House purchased the property. You will see that these are very positive letters, which are attached hereto. There are existing Community Facility districts adjacent to this property.

The adjacent land use and zoning districts are noted below:

Land Use:      Zoning:

|        |   |               |
|--------|---|---------------|
| NORTH: | Residential 5 DU/AC<br>(across from S.W. 14 <sup>th</sup> St) | CF & R-5      |
| SOUTH: | Residential 1 DU/AC   | AG            |
| EAST:  | Residential 1 DU/AC   | R-1, A-1 & AG |
| WEST:  | Residential 1 DU/AC<br>(across from Flamingo Road)            | AG, CF & A-1  |

3. *Whether or not the existing zoning district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.*

The existing AG zoning district boundaries were not illogically drawn in relation to the existing conditions of the site.

4. *Whether or not the proposed change will adversely affect living conditions in the neighborhood:*

(Same answer as for No. 2, above) No, it will not. The Sheridan House concept is residential in nature. There are two existing facilities that are located in residential areas in Broward County, one of them being rural Southwest Ranches, and they are very compatible with the surrounding residential neighborhoods. There are existing Community Facility districts adjacent to this property.

5. *Whether or not the proposed change will create or excessively increase automobile and vehicular traffic congestion or otherwise affect public safety:*

No it will not. The proposed residential density for Sheridan House is consistent with the existing permitted density per the land use and zoning designations. All traffic concurrency requirements will be met through the Broward County platting process.

6. *Whether or not the proposed change will adversely affect other property values:*

This change would not adversely affect other property values in the area. By improving this property, consistent with the permitted land use and zoning, property values will most likely increase.

7. *Whether or not the proposed change will be a deterrent to the improvement or development of other property in accord with existing regulations:*

No it will not. The other developments that are located along the Flamingo Road corridor in this area are uses such as churches, day care centers, and a veterinarian office. This residential type development will compliment the area and will enhance the Flamingo Road corridor by creating an overall development with plenty of open space.

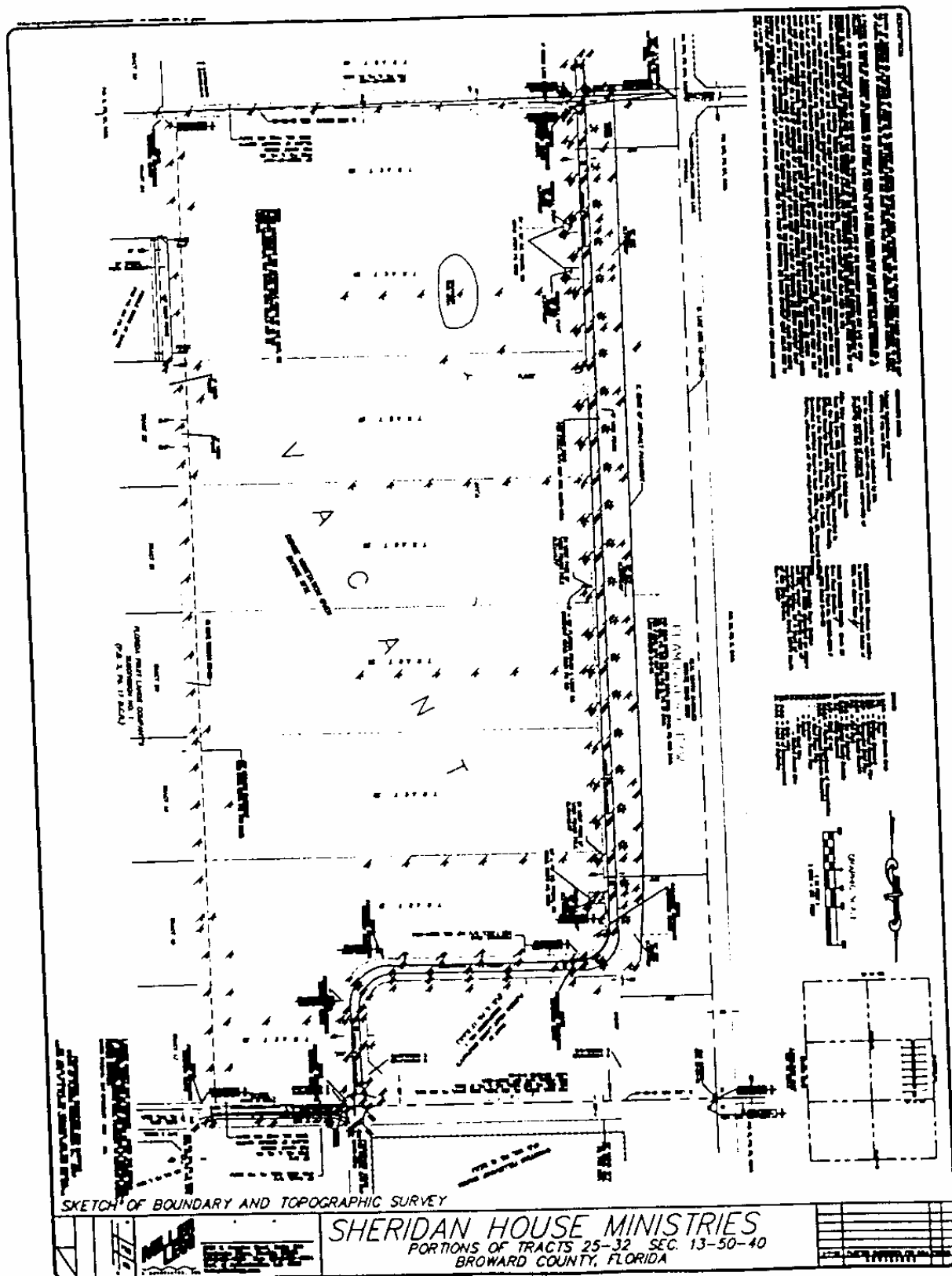
8. *Whether or not the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public.*

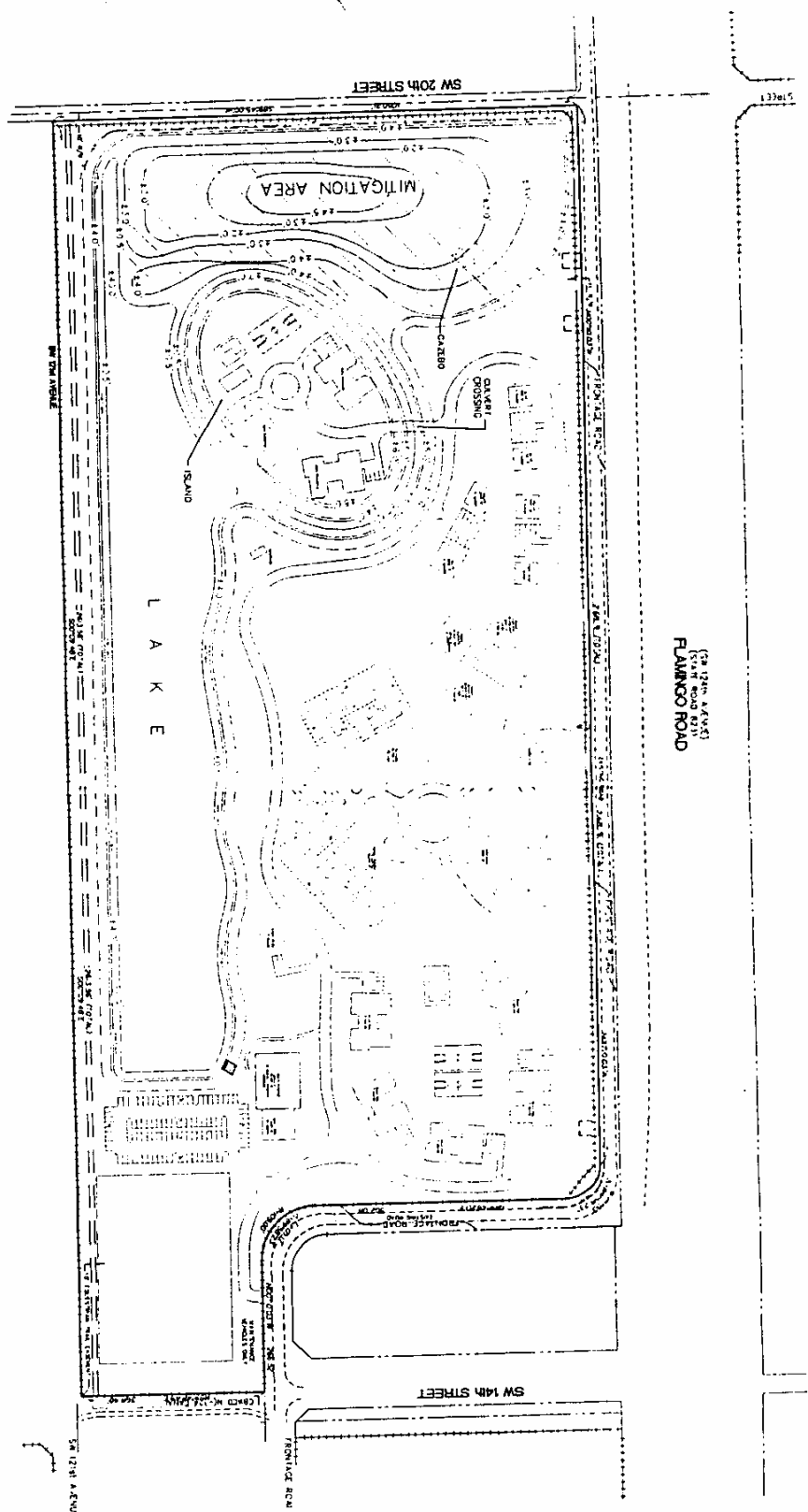
The proposed change will not grant a special privilege to an individual owner. Sheridan House is requesting a residential density, and accessory uses for this property that are consistent with the existing land use plan.

9. *Whether or not there are substantial reasons why the property cannot be used in accord with existing zoning.*

Many of the proposed uses are permitted and consistent with the existing AG zoning. However, Town of Davie staff has advised that since the proposed use lends itself to more of a community facility category, rezoning to CF has been suggested.

N:\Twp-Rng-Sec 50-40-13-173104 XXX'S CORRES LETTERS\PLRezonAugust0227.doc





DATE: 10/1/03  
BY: [Signature]

PTUAL SITE PLAN (SCHEME B)

**MILLER LEGG**  
 Engineers • Planners • Surveyors  
 Landscape Architects  
 Environmental Professionals  
 1800 N. Orange Blvd., Suite 200  
 Pompano Beach, Florida 33062  
 (954) 781-1000 Fax (954) 781-1001  
 E-mail: info@mllegg.com  
 www.mlg.com

**SHERIDAN HOUSE FAMILY MINISTRIES**  
 DAVIE, FLORIDA  
 FOR: SHERIDAN HOUSE FAMILY MINISTRIES

**GREGORY R. AND CAROL A. TAIT**  
**12041 ASHFORD LANE**  
**THE HAMLET**  
**DAVIE, FLORIDA 33325**

Town of Davie  
6591 Orange Drive  
Davie, Florida 33325

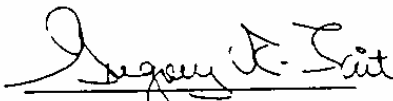
To Whom it May Concern:

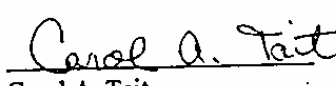
We are Davie residents who live within one mile from the property currently under contract to be sold to Sheridan House, Inc.

We are familiar with Sheridan House and its wonderful programs and have financially supported this organization for over 20 years. We are also familiar with the new proposed project planned for the Flamingo Road property. We would welcome Sheridan House to our neighborhood.

Please assist Sheridan House in making this project happen. You may call us at (954) 474-6945 (home) or (954)463-9744 (office) if you should have any questions.

Sincerely,

  
Gregory R. Tait

  
Carol A. Tait

GRT: mn



September 6, 2000

To: Whom It May Concern

From: Hans Kurt Jacob

Subject: Sheridan House Family Ministries

I have been living in Sunshine Ranches and have been a neighbor of the Sheridan House for Girls for the past 14 years. I have found them to be excellent neighbors. Their property has always been well maintained and always looks beautiful. All communities should have neighbors like these. I would recommend them to anyone.

The staff and girls have always been polite and well mannered. I have never encountered any problems or disturbances or noise whatsoever. I consider it a privilege to have them as neighbors. Personally I think what they are doing for the families that they are helping is awesome. I feel they are role model for our community and neighborhood.

I know that this ministry is winning young girls to Jesus Christ and I know that our God is richly blessing them.

Sincerely,

A handwritten signature in cursive script that reads "Hans Kurt Jacob".

Hans Kurt Jacob Jr.

September 6/2020

To whom it may concern:  
Re: Sheridan House Family Ministries

Both my wife and I have been neighbors with Sheridan House for girls since they built and started. They have always been very nice folks and the girls have always showed good manners and keep their property up very well.

We recommend these people as excellent neighbors and hope they are given the chance to show that to you all.

Sincerely,

D. Pouta.

5801 SW 127 Ave

Fort Lauderdale, FL 33330

Judith H Parker  
14431 Mustang Trail  
Southwest Ranches, FL 33350  
954 434-3202

September 09, 2000

Sheridan House Family Ministries  
Gil Gilmore, Project Coordinator  
4200 SW 54 Ct  
Ft Lauderdale, FL 33314

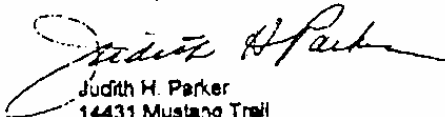
Re: Sheridan House for Girls at Stirling Road and Appaloosa Rd  
Sunshine Ranches, Southwest Ranches, Florida

Dear Mr. Gilmore,

As per your request, I am sending this letter to verify that to my knowledge, there has been no incidents in Sunshine Ranches involving the residences at the Sheridan House for Girls located in the ranches.

If you need further information please contact me.

Sincerely,



Judith H. Parker  
14431 Mustang Trail  
Southwest Ranches, FL 33350

Broward County Sheriff's Office  
DS / Central Broward  
200 NW 27 Avenue  
Fort Lauderdale, FL 33311



October 23, 2000

**TO WHOM IT MAY CONCERN:**

I have been employed by the Broward Sheriff's Office for 23 years. During this time, I have spent many of these years assigned to the southern part of Broward County. In addition, I have participated in and personally organized numerous programs that the sheriff's personnel have administered with the children and staff at Sheridan House.

There have not been any serious problems associated with Sheridan House or any complaints made from the neighboring community. Every deputy sheriff that has dealt with them has noticed that they are a very professional organization that is benefiting the lives of many. The children of Sheridan House are well disciplined and are taught respect. I have personally spoken with the boys on numerous occasions and have been impressed with their behavior, responsiveness, and respect that they show to the speakers.

The director and his staff have done an excellent job in establishing programs that will ensure values in these children, something that so many of our youth are missing. Any community should be proud to have Sheridan House as their neighbors.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steve Capfield', written over a horizontal line.

Chief Steve Capfield  
Broward Sheriff's Office

MEMO TO: Town of Davie

FROM: Fred & Lyn Hunter

SUBJECT: Sheridan House Master Plan

DATE: Saturday, September 16, 2000

We live in Davie at 3581 Southwest 116<sup>th</sup> Avenue, directly Southeast of the site where Sheridan House Family Ministries proposes to create a campus dedicated to solving problems that families with children often find themselves in.

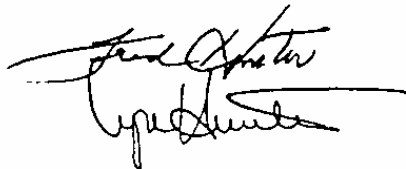
We wholeheartedly endorse the concept, as well as the location. Davie will indeed be fortunate in having such a good neighbor within the Town. The "neighborliness" can be examined by just looking a short distance to the South, off Flamingo Road, where they have created a girls' residential setting that has lifted untold numbers of young girls out of the despair that faced their adolescence. Ask the nearby neighbors just how they have received them.

This group also has a longer history of assisting young boys, single moms and families at the existing site off State Road 7 and Stirling Road.

The success of the organization dictates that they find room to expand their services and facilities. This Davie location meets all the criteria.

One of the remarkable tenets of the Sheridan House story is that all that has been accomplished in helping others has been done *without* seeking or accepting any government funding. A rare organization in today's world. All of the financial support has come from individuals and businesses within the community. The organization is color-blind and helps those of all races.

As Davie residents, and supporters of Sheridan House, we humbly ask that the Town, and our elected officials and staff work with the Sheridan House team to bring this campus plan to fruition.



A specific collection of functional  
automotive art and automobiles

Maxwell

Ford Panel Truck

Ford Pickup

Lincoln Continental Cabriolet

Lincoln Custom Ambulance

Lincoln Custom Limousine

Lincoln Brunner Towncar

Lincoln Continental Coupe

Lincoln Continental Sedan

Lincoln Continental Cabriolet

Lincoln Continental Cabriolet

Lincoln Presidential Limousine

Truck

Ward's Kraft Sports Car

Ward's Jet

Kaiser Darrin

Continental Mark II

Thunderbird

Edsel Citation Convertible

Ford Retractable

Ford Ambulance/Hearse

Henney Hearse

Cushman Eagle

Automobile Club of America

Continental Owners Club

Zephyr Owners Club

Car Club of America

National Car Association

Woodie Club

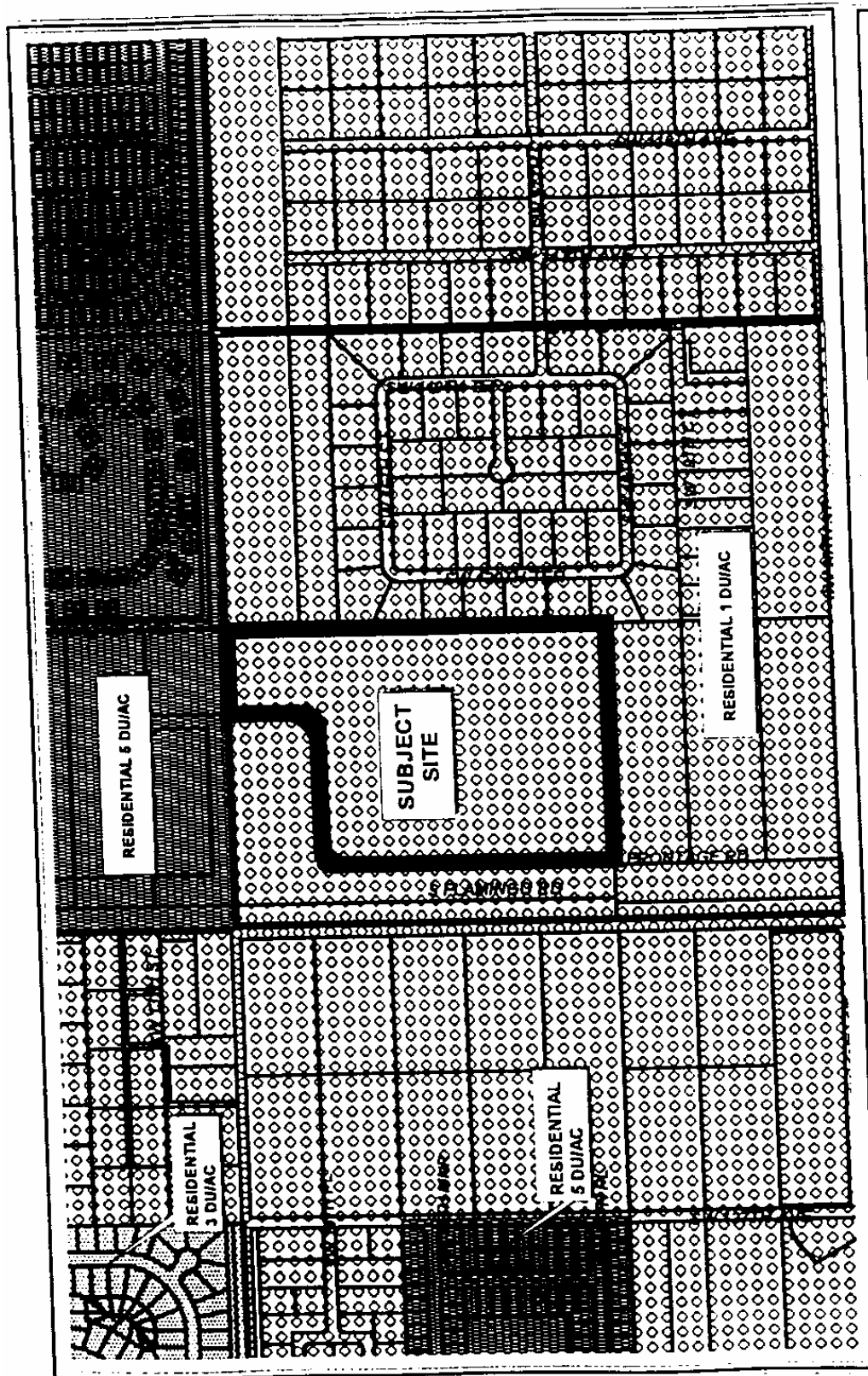
Automobile Club of America

Retractable Club

Ward's Owners Club

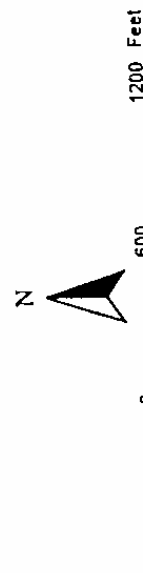
Owners Club of America

2711 S.W. 116<sup>th</sup> Avenue • Fort Lauderdale, FL 33315 • (954) 462-4146 • Fax (954) 525-6065 • huntercars@aol.com

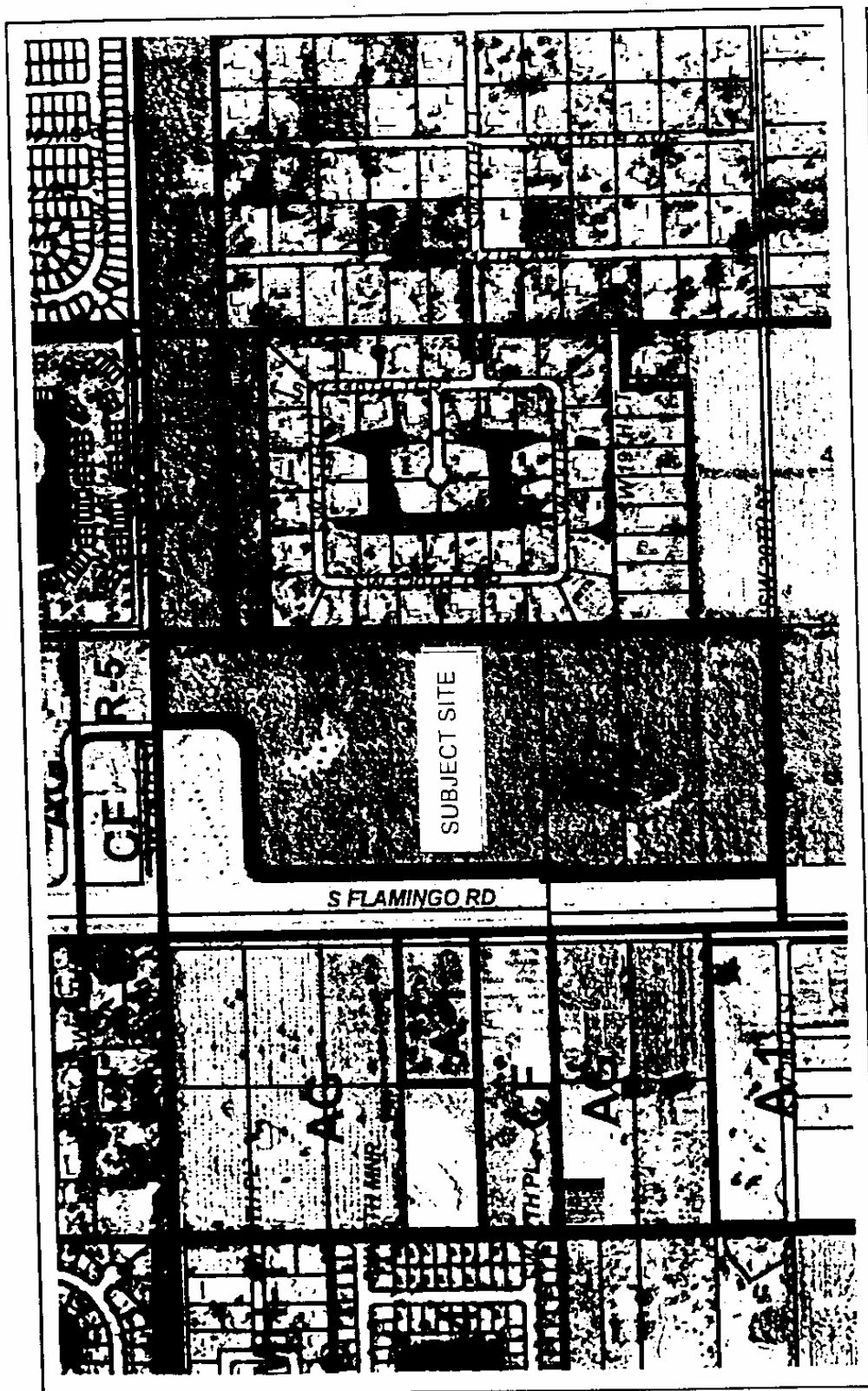


# **REZONING** **ZB 3-3-03** **Future Land Use Map**

Prepared by ID  
 Date Prepared 3/20/03

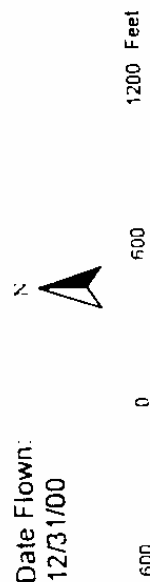


Planning & Zoning Division - GIS



# REZONING ZB 3-3-03 Zoning and Aerial Map

Prepared by: ID  
Date Prepared: 4/29/03



Date Flown:  
12/31/00

Planning & Zoning Division - GIS